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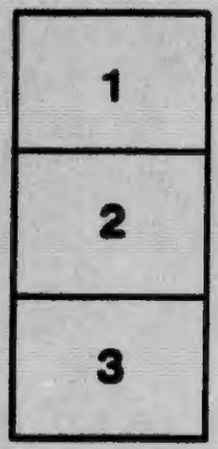


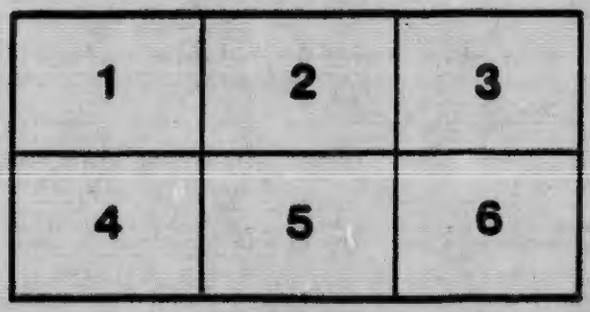

NWp
971.1Ka
S958

# SUMMERSIDE

BRITISH COLUMBIA

# "Sunnyside"

## A Magnificent Estate in the Kamloops District of British Columbia

Fruit Growing for Profit and Pleasure in the midst of the most desirable surroundings.

NWp
971.1 Ka
S958

KAMLOOPS STANDARD
KAMLOOPS, B. C.

# Fruit Growing at "Sunnyside"

**A new Sub-division in the famous South Thompson River Valley near Kamloops, B. C.**

**Choice Lands, Beautiful Surroundings, Unequalled Climate.**

FRUIT growing is one of the infant industries of British Columbia but it bids fair to, in time, rival mining, lumbering and fishing for the premier position. To-day all Southern British Columbia is acknowledged to be the finest fruit growing country on the continent. Not only will it produce fruit in abundance but the quality of its fruit is superior to that grown in any other part of America, and a collection of British Columbia fruit of different species and varieties will prove larger, better coloured and better flavoured than any similar miscellaneous lot from any other country. The success of British Columbia exhibits of fruit at the Royal Horticultural Society's Exhibition over competitors from all other parts of the world has opened the eyes of fruit growers, dealers and consumers to the fact that a district where the business is as yet hardly on foot must have unrivalled natural advantages to enable it to defeat in open competition other districts where fruit growing has already reached the dignity of a recognized commercial undertaking. Apples, pears, plums, prunes and small fruits grow to perfection in any district where they have been tried within the province, while peaches, grapes, apricots and nectarines are prolific bearers in the warm, dry climate of the sections requiring irrigation.

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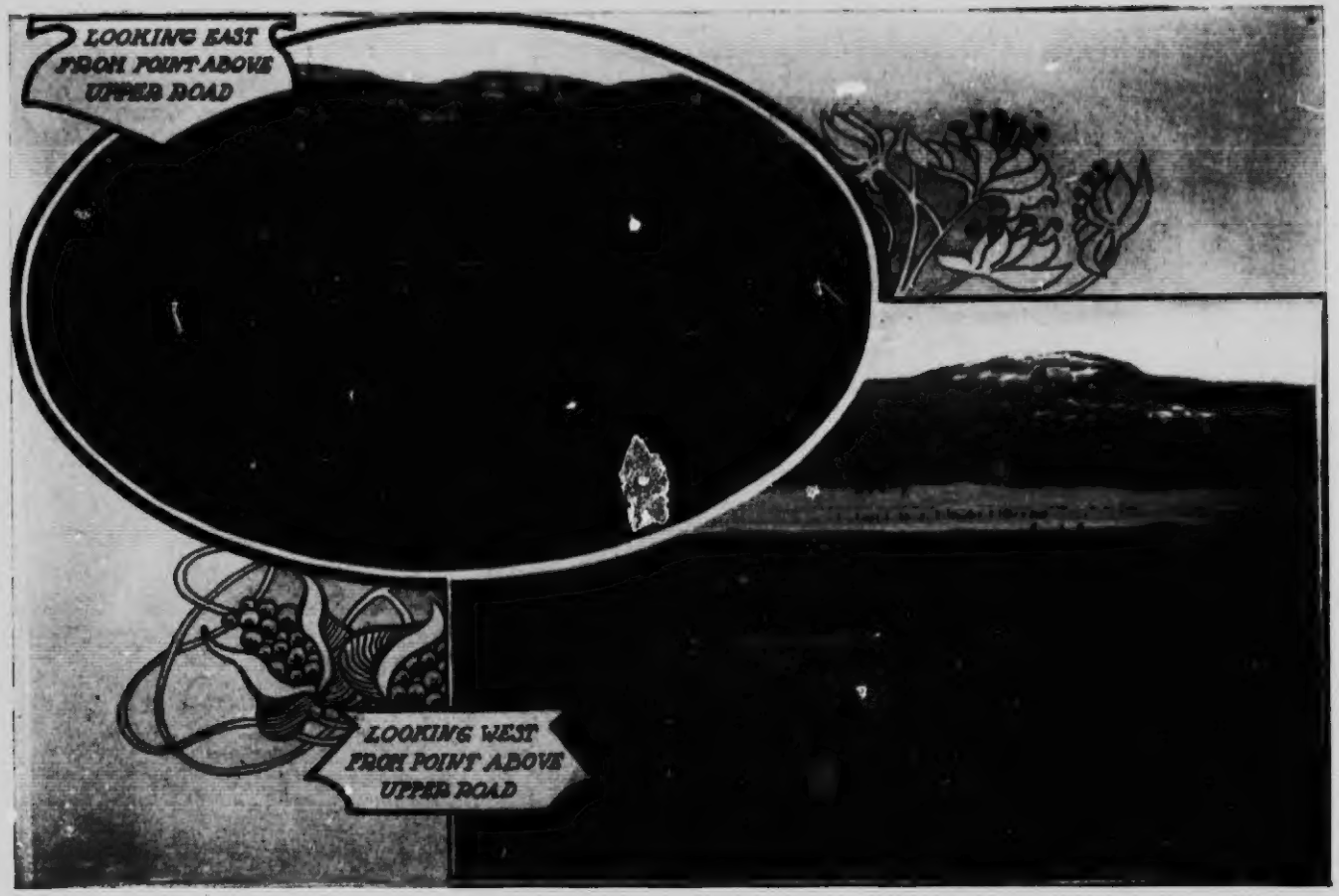
HIS Excellency Earl Gray during his recent visit to British Columbia stopped for a short time at Kamloops, where, with the official address of welcome, there was presented to him a basket of local grown fruits; great rosy apples, luscious peaches, pears, plums and grapes, all from Kamloops orchards. In reply to the address His Excellency said: "When the potentialities of your wonderful soil and climate become fully recognized the influx of settlers of the most desirable kind eager to develop your wonderful district will surpass all your expectations. Fruit-growing in your province has acquired the distinction of being a beautiful art as well as a most profitable industry. After a maximum wait of five years, I understand the settler may look forward with reasonable certainty to a net income of from $100 to $150 per acre, after all expenses of cultivation have been paid. Gentlemen, here is a state of things which appears to offer the opportunity of living under such ideal conditions as struggling humanity has only succeeded in reaching in one or two of the most favoured spots upon the earth." How true were His Excellency's words only those who know the beautiful valley of the Thompson River, its unequalled climate, and its prolific soil, can say.

AT Lytton, Tokay grapes, averaging four pounds to the bunch, are grown in the open. On the Coldstream Ranch, near Vernon, 20 acres produced $10,000 worth of Northern Spy apples. At Peachland one acre and a half gave a return of $700 in peaches. At Kamloops seven acres of orchard ten miles from Kamloops gave gross returns of $7500 last season. Peach trees in Kamloops have given net returns of $7.50 per tree. One acre of tomatoes produced at Kamloops last year 1500 twenty pound boxes of fruit. Canteloups and musk melons were just as profitable and were shipped in large quantities.


LOOKING EAST
FROM POINT ABOVE
UPPER ROAD
LOOKING WEST
FROM POINT ABOVE
UPPER ROAD

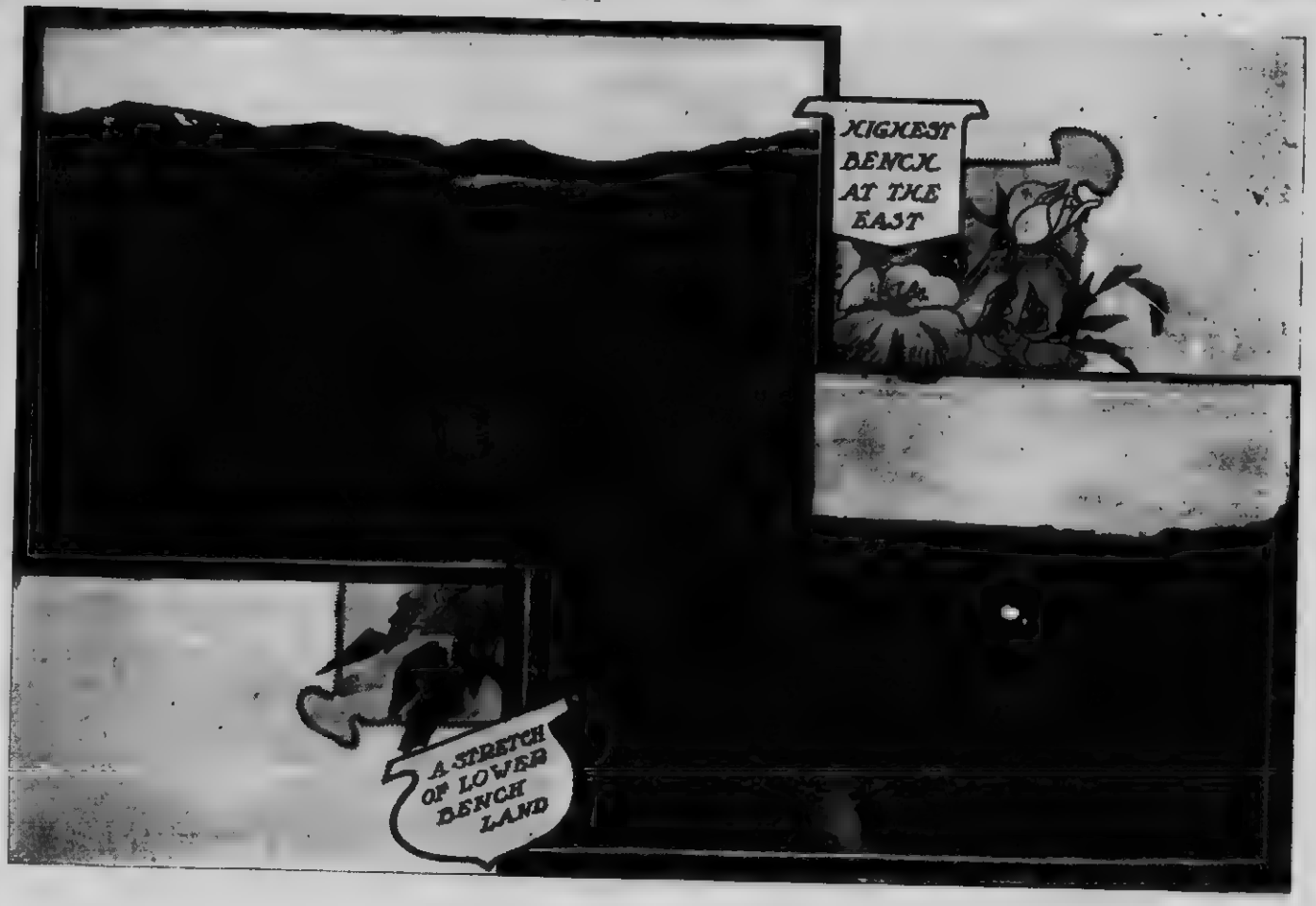
THAT an unlimited market exists for fruit of first class shipping quality is an assured fact. The increasing demands of the market will always be in advance of the orchards and the wide spread demand for fruit lands is only a logical outcome of the rapid settlement of the wheat lands of the Northwest. Mr. Byron E. Walker President of the Canadian Bank of Commerce, in his address to shareholders at the last annual meeting, while speaking of the outlook in British Columbia, said: "The most notable feature in the development of the province is the wide-spread demand for fruit and farm lands, both in the districts where there is an ample rainfall and in the districts needing irrigation. It may safely be said that fruit of the most perfect character can be grown in large quantities, in surroundings as favourable to the fruit as they are attractive to the grower as a place of residence. It is equally certain that for many years to come the industry might increase rapidly and yet not fear for the necessary market. Indeed the trouble as to a market is likely to be greatest until a large and unfailing supply is available for such centres of consumption as are attracted by the high quality of the fruit. Although astonishing results from a fruit farm of 10 or 20 acres can be obtained in a few years, still a large trade can hardly be created rapidly. Much work must be done and intelligence exhibited before the total supply is large relatively to the possible market." To reach the markets of the Northwest and of England a long haul is necessary, but the Canadian Pacific Railway holds out every encouragement to the shipper of British Columbia fruit and promises a continuance of the same policy. The Kamloops District is particularly well situated for shipping as the main line of the road runs from east to west through the valley of the Thompson River and no delay need be suffered in marketing shipments. "Sunnyside" is on the north bank of the river and no part of the large estate is more than two and a half miles from a railway siding where shipments can be made with a minimum of delay. The river steamers and two government trunk roads also serve the property.

THE Kamloops District was one of the earliest settled sections of the Province and for three quarters of a century has been devoted to the interests of the large stock raiser who required thousands of acres where the fruit farmer only requires acres. For this reason it has not been exploited to any extent as a district for the small farmer, The available land along the valley of the South Thompson River has been held for years by the stockmen who took no interest in fruit growing on a commercial scale, and who, being content with the large returns from the live stock business, refused to sell out any part of their holdings. Even now the large prices obtainable for first class land under irrigation does not tempt them, and in consequence, in this, one of the most fertile fruit growing and most desirable residential sections of British Columbia, small holdings are hard to obtain. "Sunnyside" is one of the oldest stock ranches in the valley, and the major portion of the land has been under cultivation for over forty years, and has grown immense quantities of hay and grain for cattle feeding. This implies no impovrishment of the soil for it is a well known fact that irrigated lands are improved in their bearing qualities with each year of cultivation. The sediment brought down from the mountains and spread over the land in the process of irrigation renders it practically self fertilizing and no artificial fertilizers can do the work as well as those supplied by nature in this way.

IN the Valley of the South Thompson, through which is drained the waters of the great Shuswap system of lakes, there is enjoyed a climate unequalled by that of any other part of the Dominion. Situated in the Dry Belt it has the mildness of the coast climate without its excessive humidity. Spring opens early and the long summer days which follow throughout the summer stay with us far into autumn. Days of clear sky, bright sun, and dry crisp air are a feature of all the seasons, and the winters are as a rule as pleasant as the summer in this respect. The snow fall is slight and the temperature never too low for comfort and health. The thermometer for the months of December, January and February will mark an average temperature of not lower then 30% and in order to show how slight is the variation we append the official returns of temperature readings at the Kamloops branch of the meturological office for the 12 years since it was established:

| | DECEMBER | | | JANUARY | | | FEBRUARY | | | MARCH | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Max | Min | Mean | Max | Min | Mean | Max | Min | Mean | Max | Min | Mean |
| 1895-6 | 52.5 | 0.0 | 29.7 | 52.0 | -6.2 | 14.3 | 64.0 | 10.5 | 35.7 | 69.0 | 4.8 | 35.6 |
| 1896-7 | 52.8 | 14.0 | 33.6 | 48.8 | -6.0 | 26.4 | 44.6 | 11.5 | 28.9 | 54.8 | -2.0 | 28.3 |
| 1897-8 | 48.1 | 0.0 | 25.3 | 37.0 | 21.0 | 22.7 | 50.4 | 10.0 | 33.4 | 53.0 | 9.0 | 35.6 |
| 1898-9 | 56.3 | 4.5 | 24.9 | 49.0 | -13.2 | 24.9 | 53.0 | -10.4 | 21.9 | 56.8 | 11.0 | 34.0 |
| 1899-0 | 55.8 | 0.6 | 32.0 | 50.7 | 15.4 | 33.8 | 53.3 | -10.1 | 27.5 | 64.0 | 16.0 | 42.2 |
| 1900-1 | 52.0 | 11.8 | 37.4 | 50.7 | -15.5 | 22.8 | 63.1 | 0.5 | 25.7 | 68.1 | 20.0 | 42.6 |
| 1901-2 | 5[illegible]-5 | 10.2 | 31.2 | 51.5 | -8-2 | 26.8 | 52.5 | -10.7 | 34.3 | 60.8 | 10.0 | 39.7 |
| 1902-3 | 45.6 | 2.2 | 24.5 | 47.6 | 4.8 | 27.0 | 43.4 | 5.0 | 25.7 | 57.6 | -4.2 | 29.8 |
| 1903-4 | 55.2 | 20.0 | 31.7 | 55.5 | -0.5 | 26.1 | 42.8 | -12.5 | 21.5 | 50.8 | 4.9 | 31.7 |
| 1904-5 | 49.9 | 11.3 | 30.8 | 45.7 | -4.0 | 26.1 | 56.8 | -8.2 | 15.6 | 66.7 | 27.2 | 44.8 |
| 1905-6 | 44.4 | 3.4 | 29.6 | 53.7 | 0.9 | 27.3 | 50.5 | 4.1 | 33.7 | 65.0 | 6.7 | 38.0 |
| 1906-7 | 51.9 | 3.6 | 28.5 | | | | | | | | | |

"AN ABUNDANCE OF WATER GOING TO WASTE"
ONE OF THE LONG FLUMES


HIGHEST BENCH AT THE EAST
A STRETCH OF LOWER BENCH LAND

LYING as it does on the north bank of the South Thompson River the entire estate slopes gently to the south and obtains the benefit of all the sun in a country noted for its prodigality of sunshine. It is sheltered from the north and east from whence come the chilling winds by the natural windbrakes furnished by fir clad hills. From any point on the land the outlook is superb, a veritable panorama of river, range and foothills spreads itself before the eye when it sweeps the view lying to east, west or south, while to the north one sees a line of park-like foot hills rising gradually higher and higher until they loose themselves in the fir clad grandeur of the mountains behind. No more enticing surroundings could be imagined for a settlement of prosperous fruit growers, who have an eye for the beautiful as well as for the profitable.

THE Kamloops District holds out inducements, which few, if any other sections in the province, can offer. In taking up a residence here the settler is not compelled to live over again the hardships of his pioneering days. The city itself has been in existence since 1813 and the settlement of the surrounding country had its beginning when the history of British Columbia was still in the making. The educational, religious and social advantages which any long settled community has to offer are at the disposal of the residents of "Sunnyside," owing to its proximity to Kamloops. A three hours' drive over magnificent roads, a two hours' trip by motor boat down the picturesque South Thompson River; less than an hour's journey by train, brings one to town.

THE cost of making a twenty-acre orchard in British Columbia is variously estimated from $2,500 to $3,500, according to first cost of the land and local labour conditions. The care and maintenance of the orchard for five years, or until it begins to bear, would cost about $2,500, less the value of small fruits and vegetables planted between the trees and the fifth year's return of fruit, which, in all, should pay the original cost of the trees. In the sixth year the orchard should produce $850 worth of fruit, in the seventh $3,200, and in the ninth $5,800, after which it should pay a net annual profit of $125 to $150 per acre—an assured income for life of $2,500 to $3,000 a year. This estimates of profits is not based upon paper and pencil, but is justified by actual experience. The last Provincial Government bulletin speaking of a well known fruit ranch says :

This orchard of about 16 acres will produce about 150 to 170 tons this present year (1905).

In 1903 it produced 140 tons.

In 1904 it produced 130 tons.

In 1905 it produced 160 to 170 tons (not finished picking). And probably has not yet reached maximum production.

Apples (Jonathan) planted in 1900 produced this year 100 lbs a tree. (Fruit worth $1.50 per 40-lb. box f. o. b. packing house).

Last year these trees yielded as four-year-olds 60 lbs. a tree. Next year's crop may be estimated at 200 lbs per tree.

One and one-third acres of Bartlett pears produced 16 tons of fruit or about 800 boxes. Selling price $1.35 per box f. o. b. packing house, $1,080.

One and one-third acres of Beurre d'Anjou pears produced 17 tons or 850 boxes. Selling price $1.40 per box f. o. b, packing house. $1,190.

Two and one-third acres of Italian prunes produced 32 tons, or 3,200 crates. Selling price 60c per crate, $1,960.

One acre of plums produced 12 tons, or 1,200 crates. Selling price 70 cts. a crate, $840.

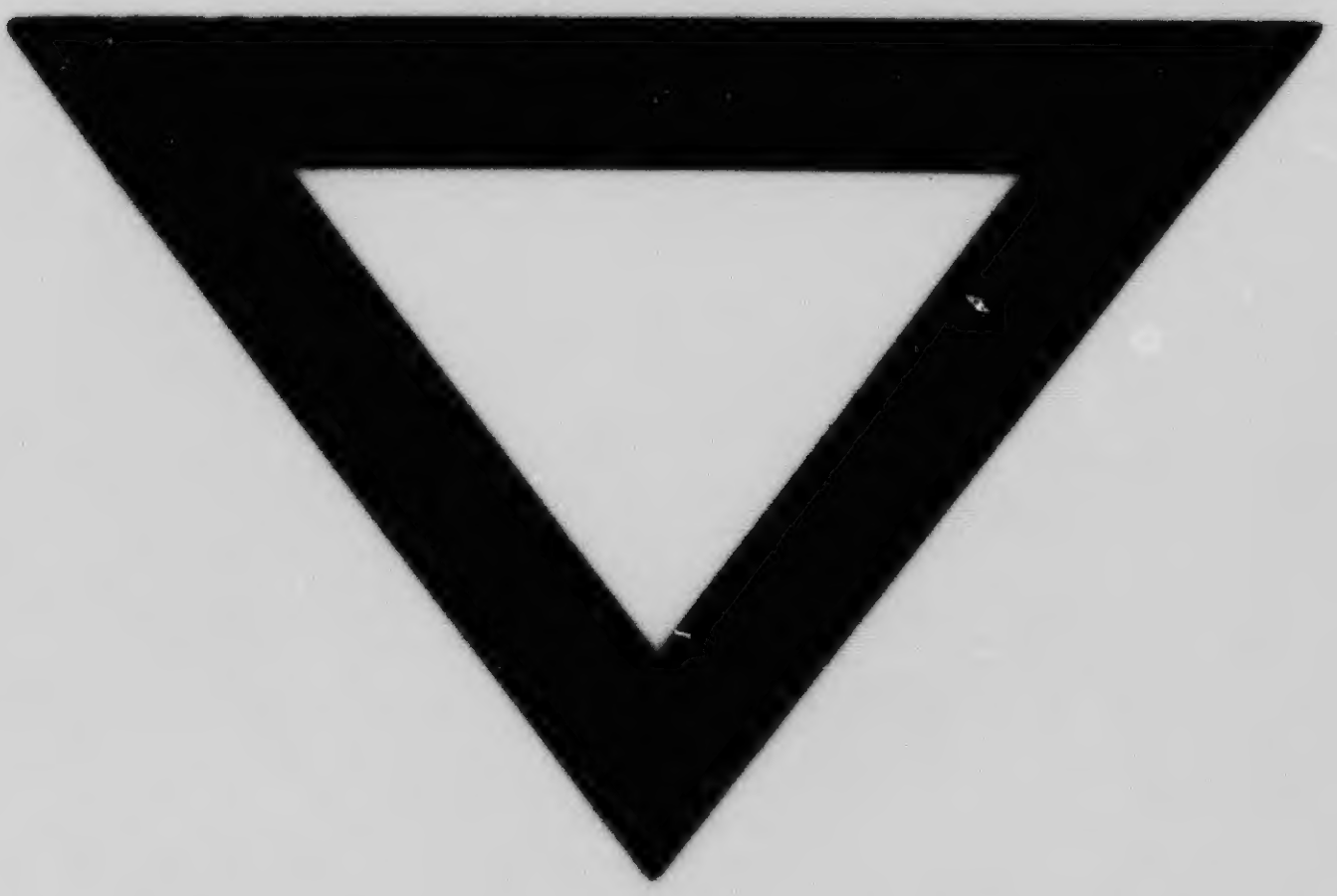
Over $5,000 from six and one-third acres.

IT is the intention of the British Columbia Orchard Lands, Limited, to augment the work of nature in making "Sunnyside" an ideal residential community as well as a prosperous one. The land will only be sold to desirable settlers who are prepared to agree to building and orchard conditions which will make for the best interests of all without being burdensome to any. This season only 500 acres will be offered, and, as this block is one of the choicest on the property, the early purchasers will reap the benefit. The prices fixed on the lots will vary from $150 to $200 per acre according to location. Terms cash or one-fourth down, balance in three equal annual installments with interest at seven per cent on unpaid portion of purchase price. Water rights are included with the land. Building and orchard conditions are not onerous, and are only inserted in the agreement to ensure the rapid and substantial development of the estate.

SURVEYS have been completed and plans of the sub-division and photographs of the property and surroundings prepared and will be sent to all enquirers. Sales are being made every day and it will be well for you to have your application in early if you wish to secure a home in what will prove one of the best fruit colonies in the province of British Columbia. Address communications to

**J. T. ROBINSON,**

**Manager B. C. Orchard Lands, Limited, Kamloops, B. C.**

**The Photographs of which the illustrations in the Pamphlet are reproductions were taken March 15th, 1907.**

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